



**CITY OF SUNNYVALE
REPORT
Planning Commission**

September 11, 2006

SUBJECT: **2006-0554** – Application on a 5,270 square foot site located at **909 Amador Avenue** in an R-0 (Low-Density Residential) Zoning District.

Motion Design Review to allow a new 2,886 square foot two-story home (54.7% FAR) where 2,371 (45%) square feet may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single-Family Home

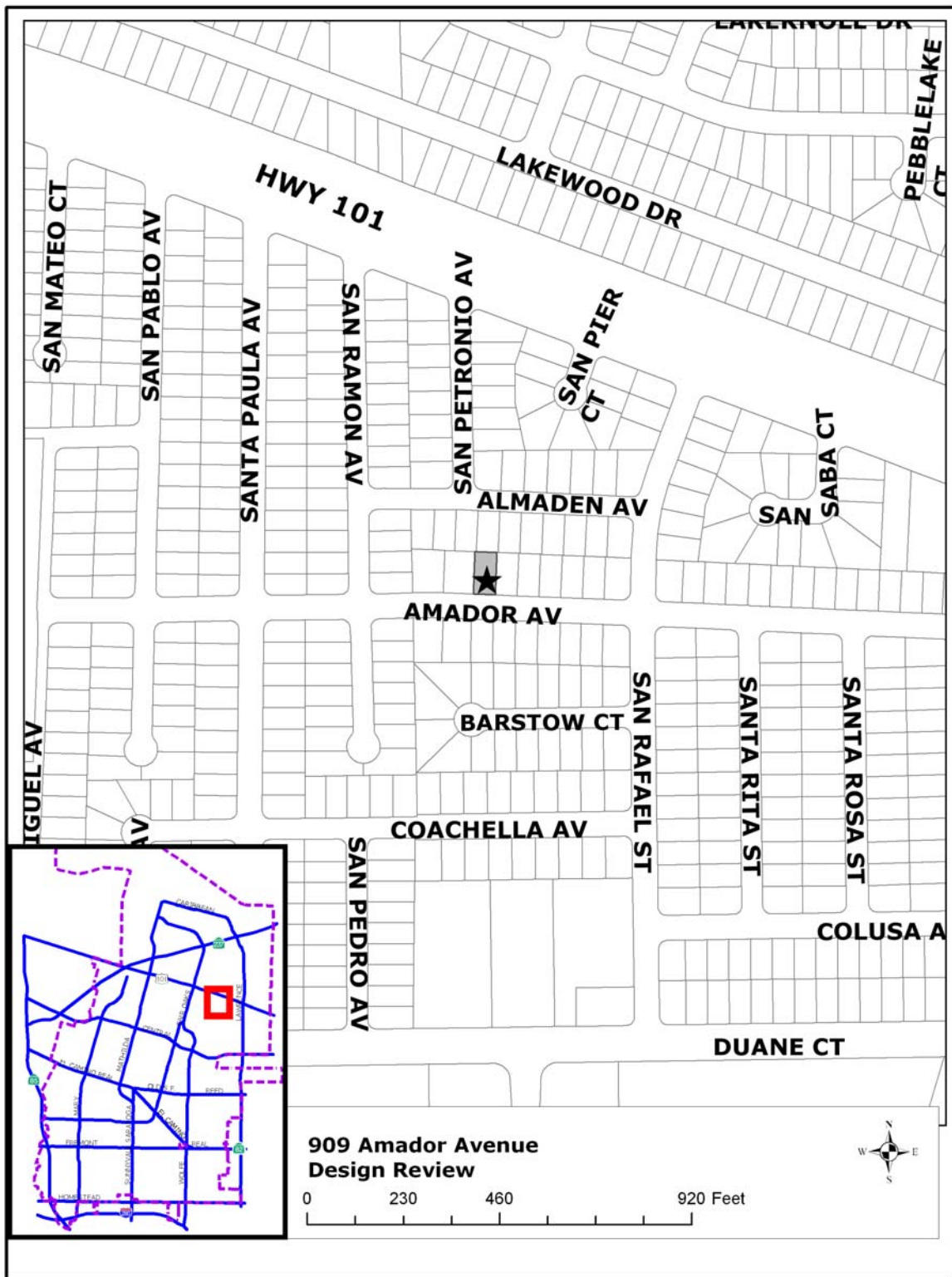
Surrounding Land Uses

North	Single-Family Home
South	Single-Family Home
East	Single-Family Home
West	Single-Family Home

Issues Architectural Compatibility with Neighborhood

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,270	Same	6,000 min.
Gross Floor Area (s.f.)	1,576	2,886	2,371 max. without PC review
Lot Coverage (%)	30%	36%	40% max. with a two-story home
Floor Area Ratio (FAR)	30%	54.7%	45% max. without PC review
Building Height (ft.)	12'	22' 6"	30' max.
No. of Stories	1	2	2 max.
Setbacks			
Front (First) (Second)	21' N/A	21' 31'	20' min. 25' min.
Left Side (First) (Second)	6' N/A	6' 8'	4' min. 7' min.
Right Side (First) (Second)	5' 8" N/A	5' 8" 11' 4"	4' min. 7' min.
Total Side Yard (First) (Second)	11' 8" N/A	11' 8" 19' 4"	12' total min. (existing non-conforming) 18' total min.
Rear (First) (Second)	20' N/A	20' 20'	20' min. 20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	1	2	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is for a new second story addition of 1,023 square feet for a total of 2,886 square feet at 909 Amador Avenue. The proposed residence will

total 54.7% floor area ratio (FAR), where additions that exceed 45% FAR shall be reviewed by the Planning Commission.

Background

Previous Actions on the Site: There are no previous planning applications related to this site.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions includes minor additions to existing homes

Design Review

Site Layout: The lot sizes vary within the immediate neighborhood, ranging from approximately 7,700 square feet down to 5,100 square feet. The subject parcel at 5,270 square feet is a smaller single family lot in this area, although comparably sized lots are found in this neighborhood. The addition conforms to all setback and lot coverage standards for the R-0 Zoning District.

The following Guidelines were considered in analysis of the project site design:

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 S. Generally, locates second floor additions over the living portions of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i>	A majority of the second story is positioned over living portions of the home to create a balance between the two floors.

Architecture: The new home will be contemporary in architectural style with various hipped roof elements integrated along each façade. The predominant material of the existing home is stucco, with the new second story proposed to be horizontal wood siding. A stone or brick base material will be carried along the front of the home. A 50-year dimensional composition or equivalent wood shingle roof material is required to be utilized per Conditions of Approval.

Staff has been working with the applicant to reduce the number and size of the windows in the rear of the new second story. The new plans propose three high

sill windows on the rear elevation, which will help to minimize privacy impacts to the surrounding neighbors.

The following Guidelines were considered in the analysis of the project architecture:

<i>Single Family Home Design Techniques (Architecture)</i>	<i>Comments</i>
2.2 Basic Design Principles 2: <i>Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition also does not significantly alter the character of the house as seen from the surrounding neighborhood.
2.2 Basic Design Principles 3: <i>Design homes to respect their immediate neighbors.</i>	The addition is not expected to impose on the adjoining neighbors or their privacy since the proposed second story will have minimal windows facing adjoining properties.
3.5 Roofs J: <i>Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The addition has hipped roofs that blends with the existing roof form on the residence.
3.7 Materials G: <i>Wall materials for additions should generally match those of the existing building.</i>	The proposed wall materials are compatible with the existing materials.

Parking/Circulation: The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

Compliance with Development Standards/Guidelines: The proposed home meets all the required setbacks and lot coverage requirements. The R-0 Zone does not restrict the overall floor area or FAR for a home, but instead utilizes floor area as a threshold that triggers Planning Commission review for homes over 45% FAR, or as in this case, 4,050 s.f. The two-story house also would not interfere with solar access to the rooftop of any structure on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020

Expected Impact on the Surroundings: Staff does not expect that the proposed two-story home will have a significant impact to the neighborhood. The neighborhood contains a mix of properties and homes that vary in size.

Most of the neighboring properties are single-story homes although two-story homes do exist in the surrounding neighborhood.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">Published in the <i>Sun</i> newspaperPosted on the site47 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">Posted on the City of Sunnyvale's WebsiteProvided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">Posted on the City's official notice bulletin boardCity of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:

Steve Lynch
Project Planner

Approved by:

Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As designed and conditioned, the proposed home is compatible with the neighboring homes in appearance and scale.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets or exceeds all the required setbacks.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The residence has two-car parking in the covered garage area and two uncovered parking spaces in the front driveway.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner, although the entire required front yard area will be landscaped (except driveway area).
<i>2.2.6 Use high quality materials and craftsmanship</i>	The new home will utilize stucco and wood siding.
<i>2.2.7 Preserve mature landscaping</i>	No significant trees will be removed as part of this proposal.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at the Planning Commission hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
- C. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to the expiration date.
- D. Obtain necessary tree removal permits for the removal of any protected trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Roof material shall be a 50-year dimensional composition or wood shingle, or equivalent warranty material, providing texture and shadow effect, as approved by the Director of Community Development.